

UNITED STATES BANKRUPTCY COURT
Eastern DISTRICT OF New York

In re 108 Wallabout 5A Corp.Case No. 19-45037 (CEC)DebtorReporting Period: 10/01/2019 - 10/31/2019Federal Tax I.D. # 11-3626528

SINGLE ASSET REAL ESTATE COMPANIES

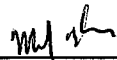
File with the Court and submit a copy to the United States Trustee within 20 days after the end of the month and submit a copy of the report to any official committee appointed in the case.

(Reports for Rochester and Buffalo Divisions of Western District of New York are due 15 days after the end of the month, as are the reports for Southern District of New York.)

REQUIRED DOCUMENTS	Form No.	Document Attached	Explanation Attached
Schedule of Cash Receipts and Disbursements	MOR-1 (RE)	✓	
Bank Reconciliation (or copies of debtor's bank reconciliations)	MOR-1 (CON'T)		
Copies of bank statements		✓	
Cash disbursements journals			
Statement of Operations	MOR-2 (RE)	✓	
Balance Sheet	MOR-3 (RE)	✓	
Summary of Unpaid Post-petition Debts	MOR-4 (RE)		
Copies of tax returns filed during reporting period			
Rent Roll	MOR-5 (RE)	✓	
Payments to Insiders and Professional	MOR-6 (RE)		
Post Petition Status of Secured Notes, Leases Payable	MOR-6 (RE)		
Cash Flow Projection	MOR-7 (RE)	✓	
Debtor Questionnaire	MOR-8 (RE)	✓	

I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

Signature of Debtor



Date

11/24/19

Name and Title

Mike Kohn, President

*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.

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SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS

Amounts reported should be from the debtor's books and not the bank statement. The beginning cash should be the ending cash from the prior month or, if this is the first report, the amount should be the balance on the date the petition was filed. The amounts reported in the "CURRENT MONTH - ACTUAL" column must equal the sum of the three bank account columns. Attach copies of the bank statements and the cash disbursements journal. The total disbursements listed in the disbursements journal must equal the total disbursements reported on this page. A bank reconciliation must be attached for each account. [See MOR-1 (CON'T)]

XOIP Account opened after we received the October Rent

BANK ACCOUNTS				
ACCOUNT NUMBER (LAST 4)	OPER	TAX	OTHER	CURRENT MONTH ACTUAL (TOTAL OF ALL ACCOUNTS)
CASH BEGINNING OF MONTH				180.90
RECEIPTS				
CASH SALES				1,179.90
ACCOUNTS RECEIVABLE - PREPETITION				
ACCOUNTS RECEIVABLE - POSTPETITION				249
LOANS AND ADVANCES				
SALE OF ASSETS				
OTHER (ATTACH LIST)				
TRANSFERS (FROM DIP ACCTS)				
TOTAL RECEIPTS				1,428.90
DISBURSEMENTS				
NET PAYROLL				
PAYROLL TAXES				
SALES, USE, & OTHER TAXES				
INVENTORY PURCHASES				
SECURED/ RENTAL/ LEASES				
INSURANCE				
ADMINISTRATIVE				
SELLING				
OTHER (ATTACH LIST)				165.49
OWNER DRAW *				
TRANSFERS (TO DIP ACCTS)				
PROFESSIONAL FEES				
U.S. TRUSTEE QUARTERLY FEES				
COURT COSTS				
TOTAL DISBURSEMENTS				
NET CASH FLOW (RECEIPTS LESS DISBURSEMENTS)				1,263.41
CASH - END OF MONTH				1,444.31

* COMPENSATION TO SOLE PROPRIETORS FOR SERVICES RENDERED TO BANKRUPTCY ESTATE

THE FOLLOWING SECTION MUST BE COMPLETED

DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES: (FROM CURRENT MONTH ACTUAL COLUMN)

TOTAL DISBURSEMENTS	
LESS: TRANSFERS TO OTHER DEBTOR IN POSSESSION ACCOUNTS	
PLUS: ESTATE DISBURSEMENTS MADE BY OUTSIDE SOURCES (i.e. from escrow accounts)	
TOTAL DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES	

** See Bank Statement Bank Fees*

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STATEMENT OF OPERATIONS (Income Statement)

The Statement of Operations is to be prepared on an accrual basis. The accrual basis of accounting recognizes revenue when it is realized and expenses when they are incurred, regardless of when cash is actually received or paid.

INCOME	MONTH	CUMULATIVE - FILING TO DATE
Rental Income	1,179.90	2,359.80
Additional Rental Income		
Common Area Maintenance Reimbursement		
Total Income (attach MOR-5 (RE) Rent Roll)	1,179.90	2,359.80
OPERATING EXPENSES		
Advertising		
Auto and Truck Expense		
Cleaning and Maintenance		
Commissions		
Officer/Insider Compensation*		
Insurance	2266.06	3,016.06
Management Fees/Bonuses		
Office Expense		
Other Interest		
Repairs		
Supplies		
Taxes - Real Estate		
Travel and Entertainment		
Utilities		
Other (attach schedule)	165.49	165.49
Total Operating Expenses Before Depreciation		
Depreciation/Depletion/Amortization		
Net Profit (Loss) Before Other Income & Expenses	(1251.65)	(821.25)
OTHER INCOME AND EXPENSES		
Other Income (attach schedule)		
Interest Expense		
Other Expense (attach schedule)		
Net Profit (Loss) Before Reorganization Items		
REORGANIZATION ITEMS		
Professional Fees		
U. S. Trustee Quarterly Fees	325	325
Interest Earned on Accumulated Cash from Chapter 11 (see continuation sheet)		
Gain (Loss) from Sale of Property		
Other Reorganization Expenses (attach schedule)		
Total Reorganization Expenses		
Income Taxes		
Net Profit (Loss)	(1,576.65)	(1,146.25)

x SEE Bank
Statement
Bank Fee

*"Insider" is defined in 11 U.S.C. Section 101(31).

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BREAKDOWN OF "OTHER" CATEGORY**OTHER OPERATIONAL EXPENSES**

OTHER INCOME

OTHER EXPENSES

OTHER REORGANIZATION EXPENSES

Reorganization Items - Interest Earned on Accumulated Cash from Chapter 11:

Interest earned on cash accumulated during the chapter 11 case, which would not have been earned but for the bankruptcy proceeding, should be reported as a reorganization item.

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BALANCE SHEET

The Balance Sheet is to be completed on an accrual basis only. Pre-petition liabilities must be classified separately from post-petition obligations.

ASSETS	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE OR SCHEDULED
CURRENT ASSETS			
Unrestricted Cash and Equivalents	1,444.31	180.90	
Restricted Cash and Cash Equivalents (see continuation sheet)			
Accounts Receivable (Net)		249	
Notes Receivable			
Prepaid Expenses			
Professional Retainers			
Other Current Assets (attach schedule)			
TOTAL CURRENT ASSETS	1,444.31	429.90	
PROPERTY & EQUIPMENT			
Real Property and Improvements	900,000	900,000	
Machinery and Equipment			
Furniture, Fixtures and Office Equipment			
Leasehold Improvements			
Vehicles			
Less: Accumulated Depreciation			
TOTAL PROPERTY & EQUIPMENT	900,000	900,429.90	
OTHER ASSETS			
Amounts due from Insiders*			
Other Assets (attach schedule)			
TOTAL OTHER ASSETS			
TOTAL ASSETS	901,444.31	900,429.90	
LIABILITIES AND OWNER EQUITY			
	BOOK VALUE AT END OF CURRENT REPORTING MONTH	BOOK VALUE AT END OF PRIOR REPORTING MONTH	BOOK VALUE ON PETITION DATE
LIABILITIES NOT SUBJECT TO COMPROMISE (Post-petition)			
Accounts Payable	2,266.06		
Taxes Payable (refer to FORM MOR-4)			
Notes Payable			
Rent / Leases - Building/Equipment			
Secured Debt / Adequate Protection Payments			
Professional Fees			
Amounts Due to Insiders*			
Other Post-petition Liabilities (attach schedule)			
TOTAL POST-PETITION LIABILITIES	2,266.06		
LIABILITIES SUBJECT TO COMPROMISE (Pre-Petition)			
Secured Debt	6,729,784.61	6,729,784.61	
Priority Debt			
Unsecured Debt	1,630,000	1,630,000	
TOTAL PRE-PETITION LIABILITIES	8,359,784.61		
TOTAL LIABILITIES	8,362,050.67	8,359,784.61	
OWNERS' EQUITY			
Owner's Equity Account			
Retained Earnings - Pre-Petition			
Retained Earnings - Post-petition			
Adjustments to Owner Equity (attach schedule)			
Post-petition Contributions (attach schedule)			
NET OWNERS' EQUITY			
TOTAL LIABILITIES AND OWNERS' EQUITY			

* "Insider" is defined in 11 U.S.C. Section 101(31).

In re 108 Wallabout 5A Corp.DebtorCase No. 19-45037 (CEC)Reporting Period: 10/01/2019 - 10/31/2019**SUMMARY OF UNPAID POST-PETITION DEBTS**

	Number of Days Past Due					Total
	Current	0-30	31-60	61-90	Over 91	
Mortgage						
Rent						
Secured Debt/Adequate Protection Payments						
Professional Fees						
Real Estate Taxes						
Other Post-Petition debt <i>(list creditor)</i>						
Total Post-petition Debts						

Explain how and when the Debtor intends to pay any past due post-petition debts.

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PAYMENTS TO INSIDERS AND PROFESSIONALS

Of the total disbursements shown on the Cash Receipts and Disbursements Report (MOR-1) list the amount paid to insiders (as defined in Section 101(31) (A)-(F) of the U.S. Bankruptcy Code) and to professionals. For payments to insiders, identify the type of compensation paid (e.g. Salary, Bonus, Commissions, Insurance, Housing Allowance, Travel, Car Allowance, Etc.). Attach additional sheets if necessary.

INSIDERS			
NAME	TYPE OF PAYMENT	AMOUNT PAID	TOTAL PAID TO DATE
TOTAL PAYMENTS TO INSIDERS			

PROFESSIONALS					
NAME	DATE OF COURT ORDER AUTHORIZING PAYMENT	AMOUNT APPROVED	AMOUNT PAID	TOTAL PAID TO DATE	TOTAL INCURRED & UNPAID*
TOTAL PAYMENTS TO PROFESSIONALS					

* INCLUDE ALL FEES INCURRED, BOTH APPROVED AND UNAPPROVED

POST-PETITION STATUS OF SECURED NOTES, LEASES PAYABLE AND ADEQUATE PROTECTION PAYMENTS

NAME OF CREDITOR	SCHEDULED MONTHLY PAYMENT DUE	AMOUNT PAID DURING MONTH	TOTAL UNPAID POST-PETITION
TOTAL PAYMENTS			

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CASH FLOW PROJECTION FOR THE PERIOD _____ THROUGH _____

A cash flow projection must be included for each property. The debtor's cash flow projection may be substituted for this page. Attach additional sheets as needed. This projection needs to be completed at the beginning of the case, every year, or when there are significant changes (i.e. tenant change, rent change, etc.)

Property: _____
Square Footage: _____

* see Attached Budget

	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
INCOME												
Rental Income												
Additional Rental Income												
Common Area Maintenance Reimbursement												
Total Income												
OPERATING EXPENSES												
Advertising												
Auto and Truck Expense												
Cleaning and Maintenance												
Commissions												
Officer/Insider Compensation*												
Insurance												
Management Fees/Bonuses												
Office Expense												
Other Interest												
Repairs												
Supplies												
Taxes - Real Estate												
Travel and Entertainment												
Utilities												
Other (attach schedule)												
Total Expenses												
Debt Service												
Professional Fees												
U.S. Trustee Fees												
Court Costs												
Net Income												
Tenant Improvements												
Vacancy Allowance												
Net Cash Flow												

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DEBTOR QUESTIONNAIRE

Must be completed each month. If the answer to any of the questions is "Yes", provide a detailed explanation of each item. Attach additional sheets if necessary.		Yes	No
1	Have any assets been sold or transferred outside the normal course of business this reporting period?		✓
2	Have any funds been disbursed from any account other than a debtor in possession account this reporting period?		✓
3	Is the Debtor delinquent in the timely filing of any post-petition tax returns?		✓
4	Are workers compensation, general liability or other necessary insurance coverages expired or cancelled, or has the debtor received notice of expiration or cancellation of such policies?		✓
5	Is the Debtor delinquent in paying any insurance premium payment?		✓
6	Have any payments been made on pre-petition liabilities this reporting period?		✓
7	Are any post petition receivables (accounts, notes or loans) due from related parties?		✓
8	Are any post petition State or Federal income taxes past due?		✓
9	Are any post petition real estate taxes past due?		✓
10	Are any other post petition taxes past due?		✓
11	Have any pre-petition taxes been paid during this reporting period?		✓
12	Are any amounts owed to post petition creditors delinquent?		✓
13	Have any post petition loans been received by the Debtor from any party?		✓
14	Is the Debtor delinquent in paying any U.S. Trustee fees?		✓
15	Is the Debtor delinquent with any court ordered payments to attorneys or other professionals?		✓
16	Have the owners or shareholders received any compensation outside of the normal course of business?		✓



P.O. Box 521599 Miami, FL 33152-1599

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>019701 3530271 0001 008229 10Z
 108 WALLABOUT 5A CORP
 DEBTOR IN POSSESSION
 CASE #1-19-45037-CEC
 266 BROADWAY SUITE 501
 BROOKLYN NY 11211

Statement Date: October 31, 2019

Account Number: *****8987

Customer Service Information

Client Care: 877-779-BANK (2265)

Web Site: www.bankunited.com

 Bank Address: BankUnited
 P.O. Box 521599
 Miami, FL 33152-1599
**Customer Message Center**

Introducing our new fraud text alert service! With BankUnited's fraud monitoring service, keeping your debit card safe is as easy as sending a text.

DIP BUSINESS CHECKING Account ***8987****Account Summary**

Statement Balance as of 10/02/2019				\$0.00
Plus	2	Deposits and Other Credits		\$175.00
Less	1	Withdrawals, Checks, and Other Debits		\$165.49
Less		Service Charge		\$0.00
Plus		Interest Paid		\$0.00
Statement Balance as of 10/31/2019				\$9.51

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
10/04/2019	Customer Deposit		\$100.00	\$100.00
10/29/2019	Customer Deposit		\$75.00	\$175.00
10/31/2019	Deluxe SBS BUS PROD 02046134299128 108 WALLABOUT 5A CORP	\$165.49		\$9.51

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
10/02	\$0.00	10/04	\$100.00	10/29	\$175.00	10/31	\$9.51

BankUnited, N.A.



P.O. Box 521599 Miami, FL 33152-1599

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Statement Date: October 31, 2019

Account Number: ***8987**

If your account does not balance please check the following carefully:

Have you entered the amount of each check in your checkbook register?

Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?

Have you checked all additions and subtractions in your checkbook register?

Have you carried the correct balance forward when starting a new page in your checkbook register?

**IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:**

BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016

For Consumer Customers Only

Please contact us if you think your statement is wrong or if you need additional information about a transaction. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of \$2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.



**Member
FDIC**

BankUnited, N.A.

108 Wallabout

Budget

	<i>Month</i>	<i>Annual</i>
Income		
Rent Income	\$ 1,180	\$ 14,159
Expenses		
RE Taxes	\$ 333.33	\$ 4,000
Water	\$ 166.67	\$ 2,000
** Insurance	\$ 258.33	\$ 3,100
Repairs & Maintenance	\$ 250.00	\$ 3,000
* US Trustee Fees	108.33	1,300
Total Expenses	\$ 1,117	\$ 13,400
Net Income	\$ 63	\$ 759

** No Payment plan. need to pay full amount in November

* except for Oct 2019 we need to pay \$325
